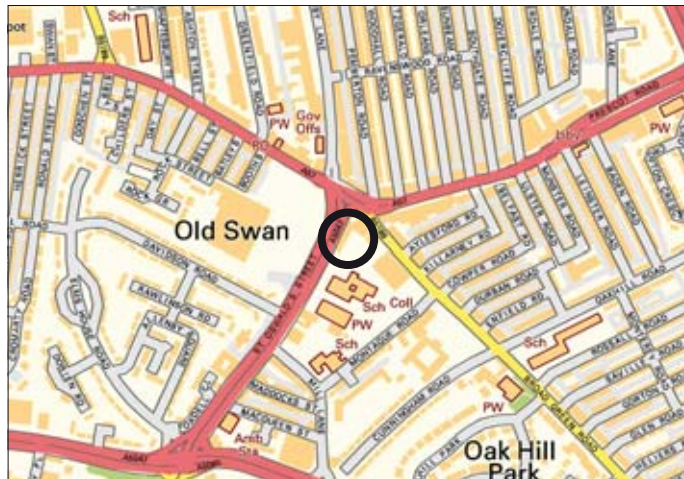


LOT  
**54**

# 11 St. Oswalds Street, Liverpool L13 5SA

## VACANT COMMERCIAL

Guide price **£150,000 +**



Not to scale. For identification purposes only

**The premises comprise a ground floor office unit which we understand benefits from A2 (Financial and Professional Services) planning use. Internally the premises are fitted to a good standard and have been recently refurbished in part benefiting from gas central heating, air conditioning, suspended ceiling incorporating Category 2 lighting, part carpeted, part laminate floors, new PVC double glazed frontage/ windows, kitchen and WC facilities, electric roller shutters to the front and alarm system in situ. The property would be suitable for a number of uses, subject to the relevant consents. To the upper floors there are 2 x 2 bed roomed flats. The potential annual rental income when fully let being in excess of £20,000.**

### **Situated**

The premises are located on St. Oswald Street close to its junction with Prescot Rad and Derby Lane situated approximately 3 miles from Liverpool city centre. The immediate surrounding area provides a mixture of local and national retailers, generating a busy passage of both pedestrian and vehicular traffic. Nearby Queens Drive (A5058) provides good access

to the M62 and regional motorway traffic.

### **Basement\***

Storage 22.72m<sup>2</sup> (244 sq ft)  
\*Fully tanked.

### **Ground Floor**

Office Area, rear room, kitchen, wc. – 110m<sup>2</sup> (1184 sq ft) Total Area 132.72m<sup>2</sup> (1428 sq ft)